

BOARD OF HEALTH MINUTES

May 5, 2014

The Meeting was called to order at 7:00 p.m. Present were Thomas Klem (TK), chair, Michael Bean (MB), M. D., Elisabeth N. Brewer(EB), M. D. and Cynthia Hill. Also present were Julia Junghanns, Director of Public Health and Patti White, Department Assistant. Mike Wegerbauer joined the meeting at 8:15 p.m.

7:05 p.m. **Public Comment:** David Hill 54 Orchard Lane, regarding animal keeping permit at 56 Orchard Lane from 2008. There were fencing issues with Board of Health, Conservation Commission and hearings with BoH in 2011, and then in 2012 to conservation. He is inquiring as to the status of the permits, if requirements were met and if they have been issued. It was verified that the BoH voted to approve the permit with variances and the permits have been issued (permit file was pulled and checked). Mr. Hill has questions regarding the Conservation Commission's requirements (vernal pool and wetland setbacks) and if the requirements have been followed, also who is responsible to ensure requirements are followed? He has concerns for the horse and it's well-being and how it is cared for. J. Junghanns said that she would contact the Animal Inspector to have him check on the conditions where the horse is being kept. Also, will touch-base with Conservation regarding how the conditions are tracked on their end.

7:15 p.m. **Electronic Burial Permits**-there was a discussion regarding the pros and cons of opting in and out. In the long run it will be less manual work and tracking if we opt in. As per the State, the Electronic Burial Permit idea is meant for a more streamlined automated process through opting in. Funeral Homes would be able to handle their own permits on the weekend/holidays and then we would catch up on Mondays/normal business days. Opting out would require us to incorporate a Burial Agent to cover and they would have the same access to records that we would. Also, there could be Funeral Homes that may need a partner to get on board with this process (no computer access?). This is all still forthcoming and we are still participating in webinars that are forthcoming and will try to stay on top of any changes before things go live (target by the state is July/Aug 2014). Bottom line is that the state will be going live with this process and we have to decide if we want to opt in or out for how we handle the electronic permits.

TK: Motion to opt in to the State Electronic EDRS burial permit system. Second CH.

Vote 4-0

7:40 p.m. **23 Wallace Road Owner Yanling (Rebecca) Zeng- Request to remove 2 Bedroom Deed Restriction**

2002 previous owner installed a new septic system sized for a 3 bedrooms, but the lot is in a Septic Zone II with a 20+/- lot size (undersized to add a 3rd bedroom). The property was deed restricted to 2 bedrooms because of the lot size. The owner owns the adjacent lot 22,300 and if that lot is combined with the lot that the house is on then the square footage is 43,300.

The owner wants to remove the 2 bedroom deed restriction and does not think that a 3 bedroom deed restriction should be required since the lot will be over 40k square feet. The Board had a lengthy discussion regarding why the property would need a 3 bedroom deed restriction. First and foremost, the septic system is designed for 3 bedrooms and the house layout reflects more rooms than a 3 bedroom house would be allowed per Title 5 (8 rooms is allowed). The owner does not agree with this and thinks that it could be misinterpreted by a buyer as the lot size (once combined) will be 43,300 and could support 4 bedrooms in the future.

TK: Motion to approve removal of the two bedroom deed restriction of 23 Wallace and replace with a 3 bedroom deed restriction, contingent upon the conjoining of the two lots identified as 42C-010 and 42C-011 with at least a combined square footage of 30, 000 square feet. Second CH vote 3-1 (no MB) 1 abstain MW has joined the meeting at 8:15 p.m.

8:20 p.m. 219 Lakeshore Drive –owner Laurie Bergeron- Contractor Jay Anzivino- construct a full bathroom in basement

This is a new house with a new septic system. The system is sized for a 3 bedrooms, in a zone II . The lot is 23,000 sq. feet but is only a two bedroom house. The owner wants to finish the basement and has been approved for a ½ bathroom and would like to request the full bathroom in the basement.

MW: Motion to approve the request for a full bathroom in the basement according to the plans received March 23, 2014 at 219 Lakeshore Drive Second MB vote 3-2. In favor: MB EB MW Opposed: CH and TK

8:35 p.m. 4 Fields Lane- owner Keystone Development- Deed Restriction to construct 2 finished rooms in the basement. Mike Staiti- Keystone Development.

The house has been sold, the buyers would like to have two finished rooms in the basement bringing the total of rooms to 12 with 5 bedrooms.

TK: Motion to approve the revised plans at 4 Fields lane to construct 2 finished rooms in the basement per the plans dated April 22, 2014, the property will be restricted to no more than five bedrooms. Second CH vote 5-0.

The bills have been approved.

The director's report has been reviewed. TK motion to approve the minutes of January 22, 2014 as submitted and the minutes of February26, as amended. CH second, vote 5-0 all in favor.

CH: Motion to nominate Tom Klem to chair, second MW 5-0 all in favor.

June meeting dates have been set for June dates 2nd and 16th

9:00 p.m. Motion to adjourn

**Respectfully submitted
Patti White
Department Assistant
Wayland Health Dept.
050514minutes
APPROVED 061614**

